

Staff Variance Report
For
January 3, 2013 Commission Meeting

“A” category = staff recommendation is for approval with no equal alternatives because of noncompliance is not adverse.

“B” category = staff recommendation is for approval with equal alternatives as stated by the proponent.

“C” category = reserved, meaning staff believes Commission needs to discuss entirety.

“D” category = recommendation is for denial.

“I” category = incomplete (with permission of the Chairman).

“NVR” category = no variance required.

NOTE: *All staff recommendations presume code statements on the variances by the applicant are correct, unless otherwise noted. This means that all code statements become conditions of the variances and, if not true, the variances would be subject to Commission sanction. All LBO and LFO responses that they have received a copy of the application for variance are in order, unless otherwise noted.*

Tabled Variances:

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| 12-10-4 | C | <p>First Church of the Nazarene – LaPorte Project #357101</p> <p><i>The code required sprinkler system will not be provided in this A-3 occupancy with an occupant load in excess of 300. The proponent advises that they have a possibility of 377 occupants if all areas are occupied, using a factor of 15 for the gymnasium space. They advise that the total occupancy is not expected to ever occur. The proponent advises that they will take the following alternative actions in lieu of the sprinkler system; they will change from Construction Type VB to VA and update the drawings, they will enclose the stairwells in 1 hour shafts. The hardship is the closest water main is ¼ mile away from the site and the cost to bring the water to the site will put them over budget as well if they need to install a water tank and pumping system. The drawing submitted only shows this building and not the church or the proximity of either building to the other. Commission to discuss. Tabled – no proponent. Tabled till the December meeting at the request of the proponent to give them time to obtain more information. <u>Tabled no proponent.</u></i></p> |
| 12-10-10(d) | B | <p>Lilly Building K312-314 – Indianapolis</p> <p><i>(d) The standby generator that is required by code for the ventilation system for the H-4 occupancy area in Building K312 is not provided. The proponent advises that K312 is a 1 story building of Type VB construction and is classified primarily as F-1 and B occupancy uses and also has a small area of H-4 occupancy. The ventilation system is connected to a redundant electrical supply consisting of separate connections to a double ended substation and this method is recognized with the approval of the authority having jurisdiction in the electrical code for legally required standby systems. The hardship is the cost to install and maintain a generator on the existing site. Tabled at the request of the proponent. Tabled at the request of the proponent till the December meeting. <u>Tabled at the request of the proponent till the January meeting.</u></i></p> |

- 12-11-14 C **Soar Sprinklers – South Bend**
Tabled to have application redone (typed to make legible) and no proponent.
Tabled so the proponent can have a Chapter 34 evaluation done, given 60 days to come back, February meeting.
- 12-11-21 C **Care Animal Hospital**
The fire code prohibits the use of extension cords in lieu of permanent wiring. The request is to allow the use of extension cords through the ceiling over the operating tables and in the area of the cages. What is the cost to install permanent wiring? Are there operational problems created by permanent wiring? **Tabled so proponent can submit letter from electrician with proposed solution acceptable to the Commission. Tabled to confirm that proposed, accepted solution has been implemented.**
- 12-11-37(a)(b) CI **Pioneer Tipton Corn Treater Expansion – Tipton**
Tabled at the request of the proponent. Tabled at request of proponent until the January 2013 meeting. The variance has been reworked to one rather than the original two as follows: *The code required sprinkler system will not be provided for the two areas of the building, (A) which is 9,877 sq. ft. and (B) which is 11,136 sq. ft., which are separated by a fire barrier as required to separate an F-1 occupancy of Type IIB construction. The request is to be able to remove the fire barrier without installing the sprinklers for an area in excess of 12,000 sq. ft.* The proponent advises that this does not exceed the 24,000 sq. ft. limit imposed by 903.2.3 condition 2. They advise that the individuals will be protected by all other fire and life safety means but do not list what those are. The actual number of occupants in the space will be significantly less than the computed occupancy numbers. The hardship is that the containment of the water from a sprinkler activation would be prohibitive and may allow chemicals to enter the ground water supply.
- 12-12-3 C **Endress + Hauser Automation – Greenwood**
ACLA Buffers will be installed in lieu of the code compliant springs for an elevator. The proponent advises that they are applying for the variance under the “Approved Equal” language of the elevator code. The proponent advises to see attached documentation, but none was provided. Defer to Commissioner Corey. **Tabled due to lack of availability of documentation that was noted on the application.**
- 12-12-9 I **New Beginnings Church – New Albany**
 (Variance from Elevator Safety Code – incomplete details) **Tabled no proponent and incomplete.**
- 12-12-17(b)(c)(d) C **Patterson Pointe – PUD – West – Bloomington** Project #354322
 (b) *The 3 story townhouse units will have a common path of travel of approximately 95’ and the code limits the common path of travel for R-2 occupancies to 75’.* The proponent advises that the structures will be protected with NFPA 13R sprinkler systems. The 2012 IBC in Table 1014.3 will permit 125’ for common path of travel with an NFPA 13R sprinkler system. The hardship is the additional cost of providing an additional exit stair

in a townhouse of approximately 485 sq. ft. per floor. What is the cost to comply? Has the Building Code Committee approved the change in the IBC?

- C (c) *Apartment units (townhouses) will have exterior balconies with a single stair and there will be approximately a 28' dead end and the code only allows a 20' dead end.* The proponent advises that the structures will be protected with NFPA 13R sprinkler systems. The 2005 IRC does not have any requirements on balconies. The hardship is the cost to provide exit stairs at the ends of the balconies. What is the cost to comply?
- C (d) *Apartment units (townhouses) will have an exterior balcony with a single exit stair and one apartment will have to exit past another unit on the balcony and the code requires that the exterior wall meet interior wall requirements – one hour walls, 20 minute doors and 45 min. window assemblies and the exterior openings and walls will not be fire rated.* The proponent advises that the structures will be protected with NFPA 13R sprinkler systems. What is the cost to comply? **All 3 variance applications tabled to allow proponent to bring back additional design information.**

New Variances:

- 13-01-1 A **1715 N. Lincoln St. – Bloomington – Windows**
The emergency escape windows do not comply with the code of record for size. The code requires that the windows have a minimum openable area of 5.7 sq. ft., a minimum clear height of 24", and width of 20" and have a maximum sill height of 44". The current windows have an area of 4.72 sq. ft., height of 20" and a width of 34" and a sill height of 36".
- 13-01-2 A **2312 Burberry Lane – Bloomington – Windows**
The emergency escape windows do not comply with the code of record for size. The code requires that the windows have a minimum openable area of 4.75 sq. ft., a minimum clear height of 24" and a width of 18" and a maximum sill height of 48". The current windows have an area of 4.18 sq. ft., 19.75" height, 30.5" width and a 28" sill height.
- 13-01-3 C **Quincy's Café – South Bend**
The code required number of restrooms will not be provided in this restaurant. The code requires a minimum of 1 water closet per each 75 male occupants and 1 per each 75 female occupants, 1 lavatory per 200 occupants, 1 water fountain and 1 service sink. The proponent advises that they have 1 unisex restroom and makes no statements about the other requirements of this section of the code. They advise that there are never more than 15 people in the café at any one time. The hardship is the cost to install another restroom since there is only one incoming water line and one sewer line and there would need to be 50' to 100' of concrete broken up to run the new lines to the only area available for the new restroom. The estimated cost is from \$15,000 to \$50,000.
- 13-01-4 BI **First Choice for Women – Muncie** Project #355156
The code required Class 1 hood with fire suppression system will not be provided. The proponent advises that they will be using the residential grade stove for demonstrations as part of their parenting classes and it will be used by instructors and not the students. They advise that they will not use the stove more than once or twice a month in classes.

The facility is a nonprofit serving young mothers offering pregnancy tests, parenting classes, diapers, wipes, formula, food, cribs and mattresses, car seats and other pregnancy and baby related items as well as parenting classes. They are planning to partner with Ball State to offer monthly dietary classes with cooking demonstrations. The hardship is the cost to install and purchase a hood meeting the code requirements for the few times that the stove will be used. The estimate is \$1,500 to \$2,100.

- 13-01-5 A **The Fields Apts. – 1151, 1157 & 1163 S. Fenbrook Ln. – Bloomington**
The emergency escape windows do not comply with the code of record for size. The code requires a minimum 5.70 sq. ft. opening, a 20" clear width minimum, a 24" clear height minimum, and a maximum sill height of 44" above the floor. The current front bedroom window is 4.73 sq. ft., 25" wide, 27.25" high and has a 19" sill height. The other window listed but not listed as to which room is 4.76 sq. ft., 27.5" wide, 24.75" high and has a sill height of 19".
- 13-01-6 AI **Steeplechase Apartments – 3400 Sare Rd. – Bloomington**
The emergency escape windows do not comply with the code of record for size. This violation involves the entire complex, including: the clubhouse, building 100, building 200, building 300, building 400, building 500, building 600, building 700, building 800, building 900, building 1000, building 1100, building 1200, building 1300, and building 1400. The code requires a minimum openable area of 5.7 sq. ft., a minimum opening height of 24", width of 20" and a maximum sill height of 44" above the floor. There are two window sizes in violation, which are 5.63 sq. ft., 27.5" high, 29.5" wide and have a sill height of 11". The other size is 5.17 sq. ft., 24" high, 31" wide and have a sill height of 11".
- 13-01-7 CI **GE Gear Box Storage Building – Evansville** Project #361352
The items required by Table 29 in the Building Code will not be provided in this facility. The facility does not wish to install the required emergency shower, eye wash station, service sink and drinking fountain. The proponent advises that these items are available in the adjoining building. They advise that the hardship is the need to run the sanitary piping from the adjacent building through heavy design concrete paving which would disrupt production. They did not request to omit install the required restroom facilities, so the sanitary piping is still going to need to be installed, so what is the hardship? What is the size of the structure? How many people will be in the structure? This project was released as an S-2 occupancy.
- 13-01-8 AI **MacKenzie River Pizza Company – Carmel** Project #360014
A new freezer/cooler unit will be installed on the outside of the building with access through the restaurant and will not be provided with sprinklers as required by code for all areas of an A-2 occupancy. The proponent advises that the freezer/cooler unit is a packaged unit that will sit on the outside of the building structure and be accessed through the kitchen. The rest of the structure is sprinklered as required by code. the hardship is the freezer sits outside of the restaurant boundaries and it would be necessary to utilize sidewall sprinklers extended through the exterior wall into the unit. The kitchen

exhaust hood is located on the wall adjoining the freezer/cooler making it impractical to extend sprinklers through the wall.

- 13-01-9 B **Fairbanks Alcohol and Drug Treatment – Men’s and Women’s Wing Expansion – Indianapolis** Project #360218
During construction, an exit discharge at the end of an existing corridor will be disrupted and will result in a dead end corridor of approximately 28’ in length. The proponent advises that the building is fully sprinklered, the local fire department will be notified of the temporary means of egress arrangement, the construction is scheduled to be completed by the end of the 1st quarter of 2013 and there will be interim measures implemented during the period that the means of egress is disrupted including daily inspections of the construction area to identify hazards. The hardship is that due to the excavation for the addition at the end of the wing, it is not practical to maintain the exit discharge during construction.
- 13-01-10(a)(b) **Triple HB Ventures – Storage Building – Indianapolis** Project #360902
CI (a) *The code required fire hydrant required to be located within 400’ of the proposed S-1 occupancy storage building will not be provided.* The proponent advises that the building will have an automatic fire alarm system consisting of heat detectors and notification devices which are not required by the code. The building will normally be unoccupied. The hardship is the cost of the installation of the fire hydrant would jeopardize the viability of the business. What is the distance to the nearest fire hydrant? What is the cost to comply?
CI (b) *The code required items from Table 29 will not be provided.* The emergency shower, eyewash station, service sink and rest room facilities will not be provided. The proponent advises that the building will normally be unoccupied. The 7,200 sq. ft. area will be used for storage of landscape block, straw, topsoil, etc. The restrooms are provided elsewhere on the site. The hardship is providing water service to the building and the plumbing of the fixtures. What is the distance to the facilities on site? What is the cost to comply?
- 13-01-11 BI **Graber Concrete – Lean To Building – Grabill** Project 361241
The plumbing fixtures required by the code in Table 29 will not be provided. The proponent advises that this will be an unoccupied lean to structure that will serve as an accessory storage structure to a primary office and warehouse facility for concrete finishing equipment. The structure will be open on one side and will not have electricity or plumbing in the structure. Accessible restrooms are available located in the primary facility. The hardship is that the open sided, unheated structure would provide no protection for the plumbing items. The estimated cost to enclose the structure in install these items is approximately \$46,000.00.
- 13-01-12 A **Methodist A5 North Patient Room Renovation – Indianapolis** Project #360273
Sliding doors will be installed rather than the side-hinged swinging doors as required by code, to the entrance to recovery rooms. The proponent advises that this configuration is the standard for hospitals throughout the state. The rooms served by the sliding doors have an occupant load of less than 10, the building is sprinklered throughout, the corridors throughout the area containing the sliding doors are equipped with automatic

smoke detection. The hardship is that the sliding doors are needed to accommodate unobstructed movement to and from the patient treatment rooms. Similar variances have been approved in the past.

- 13-01-13 A **Timber Ridge – 553 Graham Place – Bloomington – Windows**
The emergency escape and rescue windows do not comply with the code of record for size. The code requires that the windows have a minimum openable area of 4.75 sq. ft., clear width of 18", clear height on 24" and a maximum sill height of 48". The current window is 4.97 sq. ft. in area, 30.5" wide, 23.5" high and has a sill height of 31".
- 13-01-14 A **Timber Ridge – 551 Graham Place – Bloomington – Windows**
The emergency escape and rescue windows do not comply with the code of record for size. The code requires that the windows have a minimum openable area of 4.75 sq. ft., clear width of 18", clear height on 24" and a maximum sill height of 48".
- 13-01-15 B **Winnelson Warehouse – Madison** Project #361486
The code required drinking fountain, emergency shower, eyewash station and service sink will not be provided. The proponent advises that these items are available in an adjoining building that is within 500' of the proposed building. The hardship is that these installations would reduce the floor area that can be used for storage, the building would need to be heated which would cause an increased cost to maintain the structure and increase energy consumption.
- 13-01-16 C **Plum Street Senior Patio Villas – Plymouth** Project #361713
The code required sprinkler system will not be provided. The proponent advises that they will provide a one hour separation wall full height to the underside of the roof sheathing from the concrete slab between each unit. The hardship is the cost to comply which is estimated to be \$18,757.00 plus the additional fees associated with the larger water meter and tap fees of approximately \$3 to 4,000.00. They advise they are renting these units to senior citizens and this would increase their rental fees by several hundreds of dollars. Is the separation a fire wall or fire barrier? The drawings do not indicate that there is any drywall extending from the fire separation wall out 4' from the wall on the roof sheathing.
- 13-01-17 C **Seymour Place – Lawrenceburg** Project #357840
The "M"/"R-3" occupancy will not provide the code required sprinkler system per the IBC. The proponent advises that they will install 2 hr. drywall construction with vertical dividing walls and at horizontal floor/ceiling and roof areas. They also will install residential grade fire suppression system on the 1st and 2nd floor. The hardship listed is the full suppression system would result in \$40,000.00 in additional costs to construction which cannot be recouped by competitive rental costs. They do not state NFPA 13, 13R or 13D system, as to which they are not doing or what they are going to install. The plans submitted to State Plan Review were for an NFPA 13D sprinkler system but the application does not state that.

- 13-01-18 B **UPS – Unsprinklered Shielded Areas – Indianapolis**
There is a lack of sprinkler heads under obstructions in excess of 48" wide throughout the building. Based on the information provided by the proponent about how they do their safety audits of the areas involved and do not allow combustible storage under the conveyor and they're working with Factory Mutual on the way their buildings are protected, this does not appear to be a hazard and should be recognized as an alternative method of following the code.
- 13-01-19 CI **Tin Man Brewing, Inc. – Evansville** Project #586637
The change of use of the 3rd floor of a rehabbed house, under a Chapter 34 evaluation, will be have 3 offices, with only 1 exit, which is not code compliant under Section 1019 of the Building Code to which Section 3410.6.11 refers. The proponent advises that the building is sprinklered throughout, is equipped with a smoke detection system, is equipped with a fire alarm system and an enclosed stair to the 1st floor. They do not state where the stair is enclosed from just to the 1st floor. The proponent advises that only occupants will be business managers familiar with the surroundings. The hardship is that there is no location where a stair could extend to the floors below. Installing a stair on the outside of the structure would be physically difficult on the west exterior due to the existing balcony/stair/window locations in this historic façade. To the north exterior is the other historic façade that faces the street and the wall is on the property line. To the east the wall on the 3rd floor has the roof of the brewery warehouse beneath the window level and the south exterior wall has the roof of the brew house below. The elevator is structurally remote from the 3rd floor footprint. (Withdrawn by Proponent)
- 13-01-20 C **Indiana Women's Prison Chapel – Indianapolis**
The installation of a chairlift in 2 stairways will result in the width of the stairs being reduced to less than allowed by the code of record. The code of record, the 1944 Indiana Building Rules and Regulations, requires that the stairs be a minimum of 44" wide in Section 3307. With the installation of the stair lifts, the width will be reduced. The proponent advises that there are 3 other exits from the area.
- 13-01-21 AI **Marquette Apartments – Gary**
The occupant use hoses in the hose cabinets will not be maintained as required by code. The proponent has spoken to the local fire department and they have asked him to remove the hoses and install adapters so they can hook up their hoses to the cabinets. The fire department advised him that they would not use the current hoses in the cabinets and would have difficulty hooking their hoses as they are and that is why they have asked him to remove them. The hardship is the cost to maintain the noses and the fire departments request to alter the set up for their access.
- 13-01-22(a)(b) CI **Centier Bank Wellness Center – Merrillville**
(a) The remodel of the existing 1 story Type VA construction building will be put into further noncompliance with the increase of 858 sq. ft. that will be added in order to move an existing 2 hour wall to the north of the proposed clinic. The current structure is 25,552 sq. ft. which exceeds that allowable area, which is 21,000 sq. ft. for the "B" occupancy. The remodel is to create a new wellness clinic within the 1 story office

building. The proponent advises that the clinic space will be fully sprinklered as part of this project. The addition to the north of the existing building is fully sprinklered. A fire alarm is provided throughout the existing building and the addition to the north. A smoke detection system is provided throughout the existing and the addition north. The existing building will be separated from the addition to the north by a 2 hour fire barrier. The hardship is that it would interfere with the functionality of the space to leave the rated wall with rated doors in the space.

- CI (b) *As part of the remodel, the 2 hour fire wall will be moved and changed into a 2 hour fire barrier to separate the area.* The wall will be relocated to the north of its current location. The proponent advises that the clinic space will be fully sprinklered as part of this project. The addition to the north of the existing building is fully sprinklered. A fire alarm is provided throughout the existing building and the addition to the north. A smoke detection system is provided throughout the existing and the addition north. The existing building will be separated from the addition to the north by a 2 hour fire barrier. The hardship is that it would interfere with the functionality of the space to leave the rated wall with rated doors in the space.

- 13-01-23 CI **Best Basement – Window – Schererville**
A bedroom is being constructed in a basement and the window does not meet the emergency escape and rescue requirements of the code. The code requires that the windows have a minimum clear opening at grade of 5 sq. ft. and this window is 4.9 sq. ft. and the sill height is required to be no more than 44" above the floor and this window is 50" above the floor. The proponent advises that they will install a bench/seat approximately 24" high and 18" deep that will be under the full width of the window to facilitate the exit of anyone in the basement. The hardship is the window is located on a 4' high poured concrete wall and the window is approximately 6" above that wall. To cut into the concrete would be expensive and create a drainage problem.

- 13-01-24 C **The McCurdy Rehabilitation – Evansville** Project #334785
This project was originally released July 8, 2008 and received a 180 day extension beyond the 1 year time allotment. A variance was approved, 10-08-34, to reinstate the original design release which was again given a 180 day extension and they are asking again for a variance to reinstate the original design release. The proponent advises that the building will be provided with a sprinkler system throughout and the building is currently not sprinklered. The building will also be provided with a voice alarm system throughout and corridor smoke detection throughout. The hardship is that with the delay several codes have changed and this would cause a considerable delay due to the need to do some reevaluations such as a Chapter 34 evaluation to replace the Rule 8 evaluation that was previously done. There is also the change that the HUD and other federal agency reviews and approvals that have been done that would need to be redone if this variance is not approved.

- 13-01-25(a)(b)(c) C **Riverwalk The Walker Building – Evansville** Project #344832
 (a) *The variance request is a repeat of approved Variance 10-07-35(a), with the added disclosure of a partial 7th floor level of approximately 1,600 sq. ft. – the original variance request represented the building as having 6 stories.* The variance request is to not

require compliance with Sections 1003 through 1015 and 1017 through 1024, exiting requirements, as a precondition for the scoring of “means of egress capacity and number”. The proponent advises that the project involves a change of use from a hospital (I-2 Occupancy) to offices (B Occupancy), assisted living (I-1 Occupancy), and adult daycare (I-4 Occupancy). There are 2 buildings involved – a 3 story building “B” Occupancy and a 7 story with “B” occupancy on the 1st and 2nd floors, I-4 on the 3rd floor, I-1 on the 3rd through 6th floors with a small partial 7th floor used as offices for Riverwalk Communities. The 7th floor area does not impact this variance or the previously completed Chapter 34 analysis. The hardship of the rule is effect when the project was completed would require demolition and reconstruction of all stairs in the building since not complying with current code.

- C (b) *The variance request is a repeat of approved Variance 10-07-35(b), with the added disclosure of a partial 7th floor level of approximately 1,600 sq. ft. – the original variance request represented the building as having 6 stories.* The variance request is to permit a 2 hour fire barrier in lieu of a 3 hour fire wall to separate where 2 separately deeded properties connect on the 1st floor and basement levels of the building. The proponent advises that the project involves a change of use from a hospital (I-2 Occupancy) to offices (B Occupancy), assisted living (I-1 Occupancy), and adult daycare (I-4 Occupancy). There are 2 buildings involved a 3 story building “B” Occupancy and a 7 story with “B” occupancy on the 1st and 2nd floors, I-4 on the 3rd floor, I-1 on the 3rd through 6th floors with a small partial 7th floor used as offices for Riverwalk Communities. The building is protected throughout with an NFPA 13 sprinkler system. The building is of Type IB construction throughout. The wall is supported by a 2 hour rated structural frame and floor elements, therefore meeting the performance objective of maintaining structural stability as required for a fire wall. The previously disclosed 7th floor does not impact this previously approved variance. The hardship is that the imposition of the rule would now require demolition and reconstruction of a completed and occupied building to create a fire wall.

- B (c) *The stair door at the basement tenant will be provided with door locking devices that lock the door from the side opposite the egress side to prevent entry into the basement from the stair in a non-emergency condition.* The proponent advises that the project involves a change of use from a hospital (I-2 Occupancy) to offices (B Occupancy), assisted living (I-1 Occupancy), and adult daycare (I-4 Occupancy). There are 2 buildings involved a 3 story building “B” Occupancy and a 7 story with “B” occupancy on the 1st and 2nd floors, I-4 on the 3rd floor, I-1 on the 3rd through 6th floors with a small partial 7th floor used as offices for Riverwalk Communities. The proponent advises that all exit doors, including the one in question, are openable in the direction of egress at all times. A barrier complying with Section 1020.1.5 is provided at the 1st floor level to prevent occupants from the upper floors from unintentionally continuing down to the basement level – the stair discharges directly to the exterior at the 1st floor level. The building protected throughout with an NFPA 13 sprinkler system. The hardship is that the locking device is needed in order to provide security for the basement tenant, which occupies the entire basement level.

- 13-01-26 AI **Reeves – Deck Project – Carmel**
The headroom for the stairway does not meet the minimum for code compliance. The code requires 6' 8" minimum and the current head room is between 6' 1" and 6' 2". The ledger board is attached to the brick wall.
- 13-01-27(a)(b) C **Maple Crest Middle School – Renovation – Kokomo**
 (a) *The proposed renovation of approximately 66,300 sq. ft. on a 2 story will be completed in 5 consecutive phases over a span of 4 years and the sprinkler system will be part of each phase and the request is to permit phasing of the sprinkler system installation and to permit each phase to be designed in view of a fully sprinklered building, including nonrated corridor construction and a new 2 story opening at the main entrance, which these phases are dependent upon a fully sprinklered building. The proponent advises that each phase will be protected with automatic sprinklers prior to occupancy upon completion of the renovation of that phase. The hardship is that it is not feasible to provide sprinkler protection throughout the project area at one time due to the necessary phasing of the project. The students will be relocated during the course of the phased project in order to accommodate the renovation of each area.*
 C (b) *A 2 hour fire barrier will be provided in lieu of a fire wall within the existing building to separate the project area of approximately 66,300 sq. ft. on 2 stories from the remainder of the existing building outside of the project scope. This 2 hour separation will be provided in order to permit the project area to be considered a separate building per code from the remainder of the building. This request will also allow the separation to be phased in as the phases are being done on the project. The building is classified as "E" occupancy with accessory "B" and "S-1" occupancy areas and of Type IIB construction. Based on the sprinkler protection and the proposed 2 hour separation the completion of the renovation will significantly improve the safety of the existing building. The hardship is the construction of a structurally stable fire wall within the existing building structure is not economically feasible.*
- 13-01-28(a)(b)(c)(d)(e)(f) C **JF Wild Building – Indianapolis**
 (a) *The existing stairs are separated by a distance less than the code required minimum 33% of the overall diagonal of the area served on floors 3 through 12, the actual diagonal distance is 27%. The project involves the conversion and renovation of an existing 12 story office building to apartments. Floors 1 and 2 will remain office use and common amenity spaces for the residents. The building is classified as Type IB construction and will be evaluated per Chapter 34 for the change of occupancy. The proponent advises that the building will be protected with an NFPA 13 sprinkler system throughout. The maximum travel distance on each floor will be approximately 80', where code permits 250'. The building has a voice alarm system throughout. The corridors on floors 3 through 12 will be 1 hour as required for "R" occupancy. Due to the relatively small floor plate of approximately 5,200 sq. ft., providing stairs 1/3 of the diagonal would have relatively little benefit vs. the existing condition. The hardship is the cost of demolishing on stair and building a new stair tower 12 stories in height.*
 C (b) *The egress corridors on floors 3-5 and 7-10 will have dead ends of approximately 30' and on floors 11 and 12 will have dead ends of approximately 34', the code limits dead ends to a maximum of 20'. The project involves the conversion and renovation of an*

- existing 12 story office building to apartments. Floors 1 and 2 will remain office use and common amenity spaces for the residents. The building is classified as Type IB construction and will be evaluated per Chapter 34 for the change of occupancy. The proponent advises that in the 2009 and 2012 IBC dead ends are permitted to be up to 50' in R-2 occupancies. The hardship is that, given the existing locations of the exit stairs, maintaining dead ends in corridors to within 20' would very negatively impact the efficient layout of the floor plan and thereby jeopardize the viability of the project.
- C (c) *The rooftop deck area of approximately 875 sq. ft. intended for use by the building residents will be provided with access to a single exit and, based on the requirement for an occupied roof, the code requires access to 2 exits.* The proponent advises that the deck area will have a direct exit into an exit stair enclosed with 2 hour fire barriers and discharging directly to the exterior at grade. The maximum travel distance to the enclosed exit stair will be approximately 50'. Emergency egress illumination will be provided for the entire deck area as well as fire alarm notification devices. The hardship is the cost to extend the 2nd stair up to the roof level and the additional stair would have limited benefit given the small size of the deck area. What is the calculated occupant load?
- C (d) *The water closet and/or lavatory will be located within one end of the clear space required for a forward approach to the bathtub in Type B Units and the 2003 Edition of A117.1 does not permit this condition.* The project involves the conversion and renovation of an existing 12 story office building to apartments. The building is classified as Type IB construction, and will be evaluated per Chapter 34 of the IBC for the change of occupancy. The proponent advises that the design will comply with a change included as part of the 2009 Edition of the ICC/ANSI A-117.1 standard – this edition is referenced in Chapter 11 of the 2012 International Building Code. The hardship is that the current code does not allow the use of the more current A-117.1 edition that will show increased efficiency in the layout of Type B Units throughout the building.
- C (e) *The clear floor space for access to the washer and dryer will not be centered on the equipment and the 2003 Edition of A-117.1 requires the clear floor space to be centered on the equipment.* The project involves the conversion and renovation of an existing 12 story office building to apartments. The building is classified as Type IB construction, and will be evaluated per Chapter 34 of the IBC for the change of occupancy. The proponent advises that the design will comply with a change included as part of the 2009 Edition of the ICC/ANSI A-117.1 standard – this edition is referenced in Chapter 11 of the 2012 International Building Code. The 2009 Edition does not require the clear floor space to be centered, permitting instead an offset condition similar to refrigerator access. The hardship is the use of the more current A-117.1 edition will show increased efficiency in the layout of Type B Units throughout the building.
- CI (f) *The existing northeast stair will be open to an elevator lobby on the 1st floor and the code requires the stair to be enclosed with a 2 hour rated construction on all floors.* The project involves the conversion and renovation of an existing 12 story office building to apartments. The building is classified as Type IB construction, and will be evaluated per Chapter 34 of the IBC for the change of occupancy. The proponent advises that the building will be protected with an NFPA 13 sprinkler system, the new glass elevator doors and sidelights will be protected on each side with closed spaced sprinklers. The remainder of the construction enclosing the lobby will comply with a 1 hour fire barrier.

The elevator lobby will separate the 1st floor from the stair with a minimum 1 hour fire barrier, with glass doors and sidelights with close spaced sprinklers. The hardship is the preservation of the architecturally significant 1st floor elevator lobby condition.

13-01-29

C

Reflections at Bluestone Senior Living – Phase 2 – Greenfield

The code required sprinklers will not be provided under the exterior porch at the front of the main building or over the patios at the 7 plex and 8 plex patio home buildings to be constructed in Phase 2. The proponent advises that the structures are 1 story in height and classified as R-2 Occupancies of Type VB Construction. They are protected with NFPA 13R sprinklers which do not require exterior protection. The porch structures are 1 hour construction, including the column supports and the roof ceiling structure overhead. The rear patios consist of a small concrete pad with no overhead roof structure. Any porch furniture will be noncombustible and there will be no combustible storage and no grilling will be allowed on the porch or patios. The hardship is the cost of providing and maintaining exterior sprinklers in the unheated spaces.

13-01-30

C

Chinese Restaurant – Bloomington

The existing outdoor entry stairway is 36" wide and the code requires egress stairs to be 48" wide. The proponent advises that the building has 2 existing exits, the one in question as well as the one on the opposite corner of the building, which has ADA compliant ramp to access the interior. The calculated egress width for the building is 17.25, which is less than the available width using the existing stairs and ramp at the 2nd door. Widening the stairs will create a narrowing of the public sidewalk, posing a hazard to the general population walking along South Washington Street. The hardship is that the Department of Public Works for the City of Bloomington is unwilling to allow the reduction of the width of the sidewalk to enlarge the stairs. The sidewalk is currently 48" wide and would need to be reduced by 12" to have enough width for the stairs to be increased. When were the stairs installed and under what code and occupancy?

13-01-31(a)(b)

C

Pagoda – Lower Level Renovation – Evansville

Project #361247

(a) The occupant load in the renovated space, as calculated, by State Plan Review, is in excess of 49 and thus requires 2 remote exits from the space, and the exits are not remote. The proponent advises that the project involves renovation of the existing office and administrative area located on the lower level of the 100 year old historic Pagoda structure along the river front in Evansville. The lower level is 4,605 sq. ft. of total gross floor area and is classified as "B" occupancy. The upper level is assembly occupancy and there will be no construction proposed for the upper level. The actual occupancy for the lower level is 10 based upon employee offices and work stations. The office area is not open to the general public. The current project does not increase the actual or calculated occupant load. The egress travel distance is 70' maximum. The hardship is that alteration of existing structure would be required in order to accommodate a 2nd remote exit.

C

(b) The occupant load in the renovated space, as calculated, by State Plan Review, is in excess of 49 and thus requiring the egress corridor to be fire rated. The calculated occupant load exceeds 49 when considering the 352 sq. ft. conference room for employee use only at 15 sq. ft. per person and including nonoccupiable floor area taken up by

spread footings that exceed 16 inches above the lower level floor level. The proponent advises that the project involves renovation of the existing office and administrative area located on the lower level of the 100 year old historic Pagoda structure along the river front in Evansville. The lower level is 4,605 sq. ft. of total gross floor area and is classified as "B" occupancy. The hardship is the cost of providing fire-rated glazing and other features required to achieve the fire rating.

- 13-01-32 CI **Columbus Community Church – Kitchen Renovation – Columbus** Project #356803
The code required platform and guardrails where the roof slope exceeds a 3:12 slope will not be provided for the access to the kitchen exhaust fan installed on the 4:12 slope roof above the kitchen. The proponent advises that the fan is installed in close proximity to the roof edge and the roof is easily accessed by a short ladder. The fan is a sealed motor and requires minimal maintenance. The hardship is the cost and logistics of constructing a platform on the existing roof. What is the cost?
- 13-01-33(a)(b) B **Girl Scout Sycamore Valley Camping Unit – Lafayette**
 (a) *The code required sprinkler system will not be provided for the camping unit structure.* The building will be 4,452 sq. ft. in area and will consist of 2 groups of sleeping rooms with an associated kitchenette/dining area and restrooms for each group, as well as an office/camp store area. Variance 11-07-13(a) was approved for this issue for the original design of the building involving 3 groups of sleeping rooms. The new redesign will place the building on a different location on the site and will involve one of the previously designed sleeping rooms now to be designed for administrative office and camp store use. The building will be of Type VA Construction. The proponent advises that the building will be protected with a NFPA 13D sprinkler system. The maximum exit travel distance will be 40'. The sleeping rooms will have 2 exits directly to the exterior with an additional exit to the exterior from the kitchenette/dining room area. The hardship is the site is served by a well for domestic water supply – sprinkler system per NFPA 13R would require a substantial onsite water supply.
- C (b) *The residential ranges will not have Type I hoods provided as required by code.* They will utilize residential exhaust hoods. The building will be 4,452 sq. ft. in area and will consist of 2 groups of sleeping rooms with an associated kitchenette/dining area and restrooms for each group, as well as an office/camp store area. Variance 11-07-13(b) was approved for this issue for the original design of the building involving 3 groups of sleeping rooms. The new redesign will place the building on a different location on the site and will involve one of the previously designed sleeping rooms now to be designed for administrative office and camp store use. The proponent advises that the kitchenette/dining areas will have the walls and ceiling surfaced with 5/8" Type X gypsum board, and the doors to the bunk rooms will be 1 hour rated assemblies. The kitchen range will be used only under adult supervision. The hardship is the cost of the Type I hoods. What is the cost?
- 13-01-34 C **Heritage K-12 School – Monroeville**
An existing exit corridor will be blocked off during construction of an addition and the egress path will be routed through a cafeteria space to another exit. The code requires the egress corridor to be maintained during construction. The proponent advises that the

a new construction barrier/dust wall with a lockable door will be provided for private/restricted access into the construction area and the existing paired doors into the cafeteria from the corridor will be removed. A new directional exit sign will be at the ceiling directing public traffic through the cafeteria. The temporary egress condition will only be until the new addition is completed in February 2014. The hardship is the need to provide temporary egress during the construction of the new addition and maintain the function of the existing spaces. How will the exit path thru the cafeteria be identified and maintained?

13-01-35

C

Westminster Apartments – Greenwood

The code of record for the existing 2 and 3 story apartment buildings required every 2 units located above the 1st floor in buildings of Type V construction to be separated by walls of 1 hour construction, which was not done. An example of this lack of construction was there was no gypsum board installed behind the bathtubs. The current project will make cosmetic and functional improvements but will not entirely remedy the existing condition of walls between the units. The current project includes the replacement of bathroom and kitchen fixtures in the same location, new finishes throughout (floor coverings, paint, etc.), new kitchen cabinets and appliances, and upgrade/repair of existing electrical and mechanical systems. The project involves replacement and repair of finishes, fixtures and utilities throughout the complex. The coloring under the bathtubs will be repaired and sealed where the old tubs are removed and the wall cavity behind the tubs where occurring between units will be filled with fiberglass batt insulation. The new tubs to be installed are of steel construction. The existing gypsum board behind cabinets and elsewhere will be repaired as necessary to maintain the existing construction that is at least as fire resistive as it is currently. 10 year lithium smoke detectors will be provided in all units. The hardship is the existing walls between the units is not accounted for in the construction budget and jeopardizes the viability of the project.

13-01-36(a)(b)(c)

B

Lafayette Family YMCA – Lafayette

(a) *The elevated running track and roof steel less than 20' above the track in the gymnasium will be unprotected in lieu of the code compliant 1 hour rated protection being furnished.* The need is based on the Type IB construction type of the building the running track structure is required to be 2 hour rated and the roof steel is required to be 1 hour rated. The project includes construction of a 2 story multipurpose YMCA, including 2 gymnasiums, 2 swimming pools, fitness facilities, a day care facility and a health clinic. The proponent advises that the building will be sprinklered throughout per NFPA 13. The portion of the sprinkler system under the track will have an increased density of 0.15 gpm per sq. ft. The track will not have any fire load to threaten the roof steel. The hardship is the relative cost of providing fire proofing for the running track steel.

C

(b) *Remote exterior exits on the back of the building will not be provided with a sidewalk to the public way as required by code.* The exit discharge, "walking surface of the means of egress shall have a slip resistant surface and be securely attached", this is interpreted to require a concrete sidewalk to the public way. The proponent advises that the code does not stipulate that the exit discharge be a paved surface and that a yard can be classified as

a component of the exit discharge for a building. The hardship is the cost of installing sidewalks on the back of the building, which is estimated at approximately \$40,000.00. If the exit path away from the building is just mud or grass, how do wheelchairs get through it?

- A (c) *Automatic sprinklers will not be provided over the new swimming pool, as required by code.* The building will otherwise be sprinklered throughout. The sprinklers will be provided in the locker rooms and other ancillary spaces adjacent to the pool as required. The hardship is the cost of installation and the sprinklers over the pool where there is no fire hazard and the cost of maintenance in the pool area.

13-01-37(a)(b)

10th and Walnut Apartments – Bloomington

- B (a) *The exterior openings on the north exterior wall will exceed the 10% permitted by code with respect to exterior wall area of each story.* The actual area will be approximately 17%. The exterior wall will be just over 5' from the property line. The building will be designed as a 3 story structure of Type VA construction. The building will be sprinklered throughout per NFPA 13R with protection in nonresidential areas as per NFPA 13. Quick response sprinklers will be located within the unit at the ceiling level within 24" horizontally of each exterior opening in the north exterior wall. The hardship is the openable exterior openings are desired in the sizes noted in order to provide natural light into the dwelling units.
- C (b) *The clothes dryers exhaust duct length within the residential dwelling units will exceed the code allowed 25', the actual length will be approximately 30'.* The building is designed as a 3 story structure of Type VA construction. The proponent advises that the dryers will be installed with exhaust systems that have the published capacity to provide adequate airflow to match the necessary lengths. The hardship is the location of the clothes dryers within units does not meet the 25' equivalent length requirement. No documentation of the "published capacity" was provided.

13-01-38

- C **Quail Chase Sunroom – Indianapolis** Project #360948
A sunroom will be attached to a 4 unit dwelling and it will not be provided with a sprinkler system. The current building is not provided with sprinklers and the addition of the sunroom being required to have sprinklers would be physically difficult and excessively expensive. What is the cost to comply?

13-01-39

- A **Town of Francesville – Storage Building – Francesville** Project #360601
The code required plumbing fixtures will not be provided for this storage building. The storage building will be used only to store the town's trucks, tractor, street barricades, summer storage of snow plows, mowing equipment and other similar equipment and supplies. The employees will only stop by and pick items as needed and report to the town hall when coming to work and leaving work. The hardship is the cost to supply the water needs and sewer service line and heating and insulating of the building which will exceed the town's budget for this project.

13-01-40

- C **University Christian Church – Additions – Muncie**
The existing multi-use space and fellowship commons will both have additions totaling 7,137 sq. ft. and a new entrance canopy of 1,578 sq. ft., which will give a total of 13,249

sq. ft. not counting the canopy addition which will put the sq. ft. over that which the code requires a sprinkler system, 12,000 sq. ft. The total of the existing, new addition and canopy will give a total of 14,827 sq. ft. The proponent advises that the code required sprinkler system will not be provided nor will they install 2 hour fire barriers to separate the additions from the current structure. They advise that they do have an existing fire alarm system that will be added to the new additions, there will be 4 exits provided directly to the exterior, and fire department access doors will be provided as required by code. The current building is Type VA construction and the additions will be also. The hardship is the cost to provide a sprinkler system; the estimate is \$180,000.00 which includes 1,400 linear feet of new underground main. The project cost is \$1,064,123.00 which the sprinkler cost is approximately 17% of the total project cost. The fire barrier separations are not feasible as the additions are expansions of the existing multiuse spaces. Any physical barriers would not permit the space to be utilized for sporting events.

13-01-41 C **Oakwood Health Campus Villas – Tell City** Project #361694
The code required sprinkler system will not be provided in the “R” occupancy. The proponent advises that they will provide 4 hour fire walls to separate the quadplex into two duplex apartments provide fire/smoke alarm system in each unit of each building and provide 1 hour fire barriers between each unit on each side of the 4 hour fire wall. The hardship is the cost to provide NFPA 13R sprinklers in each building would be approximately \$11,500.00 (for the 4 buildings totaling \$46,000.00). The water lines have already been installed to each building and the sprinkler system would entail new sprinkler mains to be installed and an added riser room to the 4 buildings totaling \$78,000.00 for a total of \$124,000.00 to install the sprinklers in the 4 buildings. What’s the total cost of the project?

13-01-42 C **Holy Life Baptist Church – Annex – Fire Reconstruction – Indianapolis** Project #361427
The reconstruction of the 2 stories and basement has been cited for the lack of an elevator to the basement level. The project involves the complete (from foundation up) fire reconstruction of the existing Annex building of the church. The 1st floor serves as a fellowship hall and also includes day care classrooms and a serving kitchen. The basement is a multipurpose overflow fellowship space/ youth area with storage and a 2nd kitchen. The 2nd floor will have 3 apartments for rent. The proponent advises that the 2nd floor is exempt from elevator access according to the code since there are less than 4 dwelling units and therefore no Type “B” units are required. The lack of an elevator does not create a violation to the 2nd floor of the Federal Fair Housing Act, since the law does not require adaptability units where 4 or less units are provided. The lack of the elevator to the lower level is not a violation of the Federal Americans with Disabilities Act, since the building as a religious facility is exempt from the ADA. The primary function of the building is fellowship space and day care classrooms and they have accessible routes and are fully accessible. The basement has functions that are duplicated on the main level of the building. The hardship is the reconstruction, largely duplicated from the original building and the elevator is not budgeted for the project and not desired at this time by the owner.

- 13-01-43 CI **Winona Trail Bike and Pedestrian Underpass at Goshen College – Goshen**
The handrails on the stairs leading down to the underpass tunnel at each end have been verbally cited by the local building official for noncompliance with height and termination requirements. The project involves the construction of a bike and pedestrian underpass approximately 175' in length that will allow bikers and pedestrian traffic to travel through a tunnel underneath the Norfolk Southern rail line that splits the Goshen College campus into 2 segments. The proponent advises that the handrails provided, including the center handrail, will provide the level of safety intended by the code. The primary issues involve one of the handrails that function as a support for an incline lift, it is not practical for this handrail to comply with the IBC requirements for stairs serving buildings.
- 13-01-44 C **Mann Village – Rebuild – Indianapolis** Project #360679
The 12 unit apartment building was damaged by fire requiring eight of the units to be rebuilt on the same foundation and the code required sprinkler system will not be provided for the building. The building is one of 15 on the site that was not required to be sprinklered when constructed. The hardship is the building was not equipped with a sprinkler system prior to the fire; there is not space for a riser room or any of the other necessary equipment in the existing footprint. Providing sprinklers in this building would only represent a small portion of the units on the site. What is the cost to comply? How many other fires have been in this complex since the original construction?
- 13-01-45 BI **Northwood High School – Nappanee**
An existing non-sprinklered high school of Type II-B construction and 244,208 sq. ft. will have a new non-separated addition of 10,724 sq. ft. constructed and the building will not be sprinklered nor have the code required 4 hour structurally independent fire walls installed, to comply with allowable area. The proponent advises that the new addition will be separated with 2 hour fire barrier walls. Where the new addition roof is lower than the existing roof, the roof construction of the new addition will be one hour rated for a distance of 10' from the 2 hour fire barrier. The existing smoke detection system within the existing corridors will be extended into the new addition. The new addition totaling 10,724 sq. ft. is 4.4 % of the total area of the existing building. The hardship is the cost of approximately \$104,500.00 to provide the 4 hour structurally independent fire walls to separate the new addition from the existing building.
- 13-01-46(a)(b)(c) **Ontario Acres School – Lagrange**
 BI (a) *The code required fire alarm system will not be provided in this rural Amish school with an occupant of less than 70. The proponent advises that they will install interconnected long life battery operated smoke and heat detectors throughout the building. The hardship is the code required fire alarm system requires electricity which is not provided in this type school.*
 BI (b) *The code required electrically powered illumination and exit signs will not be provided. The proponent advises that they will instead provide highly reflective, photo-illuminant exit signs at all exit doors. The hardship is the lack of electricity for the normal illumination and exit signs are not provided in this type of school.*

- BI (c) *The code required means of egress illumination required by the code will not be provided.* The proponent advises that the safety of the children is accomplished due to the schools only operating during daylight hours. Highly reflective photo-luminescent exit signs will be installed at each exit door. Interconnected smoke/heat detectors will be installed throughout the building. The hardship is the lack of electricity in this type of school.

13-01-47(a)(b)(c) **West Waldron School – Ligonier**

- CI (a) *The code required sprinkler system will not be provided for the E/R-3 occupancy building.* The proponent advises that this is a one room school house for the Amish that also has a single occupant studio apartment for the teacher to use during the week. There will be long life battery smoke and heat detection system that is interconnected throughout the building. A second door from the classroom area will be installed. Highly reflective exit signs will be at all interior and exterior exit doors. There will be no open flames allowed in the classroom. The hardship is that there is no electricity to the building and it would involve excessive costs to install an oversize well, storage tanks and a dry pipe system to install sprinklers for a single efficiency apartment. No drawings were provided to evaluate exiting.
- BI (b) *The code required electrically powered illumination and exit signs will not be provided.* The proponent advises that they will instead provide highly reflective, photo-illuminous exit signs at all exit doors. The hardship is the lack of electricity for the normal illumination and exit signs are not provided in this type of school.
- BI (c) *The code required means of egress illumination required by the code will not be provided.* The proponent advises that the safety of the children is accomplished due to the schools only operating during daylight hours. Highly reflective photo-luminescent exit signs will be installed at each exit door. Interconnected smoke/heat detectors will be installed throughout the building. The hardship is the lack of electricity in this type of school.

13-01-48 CI **Morning Side of College Park Memory Care Wing – Indianapolis**

Project #360891

The doors in this I-2 occupancy wing of the facility will be provided with locking devices for patient care in accordance with NFPA 101 which does not comply with the 2008 IBC. The proponent advises that this is a private pay and not licensed per exception 5. The facility was evaluated in accordance with NFPA 101A and receives a passing score documenting compliance with NFPA 101 as required by the Indiana State Department of Health. The hardship is that care of these patients cannot occur in a safe manner without impeding egress with locking devices as proposed. The facility complies with the licensing requirements but is a private pay so it is not required to be licensed which is a requirement for reimbursement for Medicare and Medicaid. What are these patients being treated for? Is this a locking device for the entire wing? How many patients are on the wing and what is the staff ratio? The paperwork referenced that was to be attached was not submitted. Is the building provided with a sprinkler system and fire alarm system?

- 13-01-49 A **Crescent Park 3230 L East John Hinkle Pl. – Bloomington – Windows**
The emergency escape and rescue windows do not meet the code of record for size. The code requires the windows to be a minimum of 5.7 sq. ft. in area, have a minimum width of 20", height of 24" and a maximum sill height of 44" above the floor. The current windows are 5.59 sq. ft., 35" wide, 23" high and have a sill height of 26.5".
- 13-01-50 CI **The Awakening Church - Huntington**
An unlisted sprinkler system water tank and an unlisted heating source for the water are being proposed to be used to support the sprinkler system for this facility. The water tank was originally manufactured for the storage of agricultural chemicals and there is no mention of the normal use of the heating source, the only information is that it is unlisted. The tank is reported to be 14,400 gallons and weighing approximately 120,000 pounds. The tank is being placed on a compacted clay surface and not being protected in any way from vehicular traffic that is reported to be only several feet away from the tank. The applicant advises that although there is no data available on the tank, it appears to be in good condition. Commission to discuss.
- 13-01-51 CI **Tony Sacco's – Granger** Project #360849
The code required sprinkler system for an A-2 occupancy will not be provided even though the occupant load is in excess of 100. The restaurant is being constructed in an existing strip mall building of 25,689 sq. ft. The building is currently not sprinklered. The proponent advises that the restaurant is 4,541 sq. ft. in area. The occupant load for the areas used for seating and kitchen work have an occupant load of 96, as shown on the attached plan. Adding the circulation area increases the occupant load to slightly over 100. The dining area is provided with 4 exits with an additional exit off the kitchen. The travel distance is limited to less than 50 feet in the dining room and 85 feet in the kitchen. The hardship is providing a sprinkler system for the existing building exceeds the cost budget that makes this renovation feasible. The existing building was compliant without sprinklers at the time of the construction even with the A-2 occupancy. When was the building constructed and under what code? According to the drawings provided, there is seating inside and outside of the building which may affect the occupant load to well over the 100. There was no mention of the seating in the bar area, how many can be seated in there? Is there a waiting area for people waiting to be seated and if so how many occupants can be in there? A better drawing would be helpful to determine the complete scope of the project.
- 13-01-52(a)(b) CI **Dow AgroSciences Greenhouses – Indianapolis**
(a) Sprinklers have been installed in the greenhouses but have not been installed under the solar shields which are in excess of 48" wide, making the installation noncompliant. The proponent advises that they have installed sprinklers with a density of 0.19 gpm/s.f. over 1500 sq. ft., an ordinary hazard, group 2 design has been provided in the greenhouse areas. The shade curtains have a fire break on opposite edges that are designed to stop the spread of the fire from one panel to the next. The hardship is the cost and difficulty in providing a second layer of sprinkler protection in the existing occupied greenhouse. What is the cost to comply?

CI (b) *The pedestrian walkway connecting the greenhouses to the main building contains contents requiring approval by the building official.* The proponent advises that the sprinklers are in the greenhouses and the walkway areas. The contents are containers of gowns, masks, etc. provided for gowning up for the sterile environment and other equipment required for use in the growing process. The hardship is that the gowns, etc. and equipment are required to be used as currently provided to continue the effective operation of the facility. What is the size of the walkway? What is the size of the items being stored in the walkway? How much is being stored?

13-01-53 CI **KRM – Underwood Building – Kokomo**
The sprinkler system will not be repaired nor removed from the building. The proponent advises that the system has broken piping and the heating system in the building is antiquated and will not be repaired so as to keep the temperatures above the freezing level to protect the sprinkler piping. They advise that they will install permanent signs, at the fire department connection, advising that the sprinkler system is non-functioning. The building is used for storage on non-perishable food items on the 1st floor and the 2nd floor is used for the storage of business records. There is no heat on the 2nd floor due to the old gas boiler in the basement not working. There is a new forced air system that heats the 1st floor. This is a not for profit organization and they have advised their insurance carrier of the sprinkler problem. The hardship is the cost to repair and maintain and the local water company charges of \$70.00 per month to maintain the sprinkler service coming into the building. What is the cost to repair the system?

13-01-54 CI **The Warehouse by The Family Center – Bloomington**
The request is to extend the existing variance (11-12-40), which was an extension of variance 11-01-32 through March 31, 2013 to permit occasional assembly functions in the existing warehouse portion of the building. This request covers the same area currently approved. The building is an existing warehouse-industrial-business occupancy, which is being converted as a not-for-profit entity into a multi-use community center for recreation, educational and other uses consistent with the Family Center mission. A proposed strategy involving one or more variances for permanent change of occupancy for the building will be submitted for the February, 2013 Commission meeting. The building is approximately 205,000 sq. ft. in area and is of Type IIB Construction. The building currently has a sprinkler system throughout, a fire alarm throughout, egress illumination and exit signage compliant with the IBC. A fire watch will be provided for any events with an occupant load of 300 or more as previously approved. The variance requested in order to permit a few extra months to request and implement variances for the permanent change of occupancy.